067.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,800 / 959,800
					USE VALUE:	959,800 / 959,800
					ASSESSED:	959,800 / 959,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAMHAVAR SURAJ
Owner 2:	WESTERBERG DIANA
Owner 3:	
Street 1:	87 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOCK DENISE S--ETAL -
Owner 2:	METZGER ANNE L -
Street 1:	87 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,220 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 1971 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6220.000	535,200		424,600	959,800
Total Card	0.143	535,200		424,600	959,800
Total Parcel	0.143	535,200		424,600	959,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.90 | /Parcel: 486.9

Legal Description

User Acct 42714

GIS Ref

GIS Ref

Insp Date 04/09/09

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 067.0-0001-0006.0

!5712!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	529,700	0	6,220.	424,600	954,300	954,300	Year End Roll	12/18/2019
2019	101	FV	421,300	0	6,220.	394,300	815,600	815,600	Year End Roll	1/3/2019
2018	101	FV	355,700	0	6,220.	394,300	750,000	750,000	Year End Roll	12/20/2017
2017	101	FV	355,700	0	6,220.	345,800	701,500	701,500	Year End Roll	1/3/2017
2016	101	FV	355,700	0	6,220.	315,400	671,100	671,100	Year End	1/4/2016
2015	101	FV	337,100	0	6,220.	279,000	616,100	616,100	Year End Roll	12/11/2014
2014	101	FV	337,100	0	6,220.	263,900	601,000	601,000	Year End Roll	12/16/2013
2013	101	FV	337,100	0	6,220.	251,100	588,200	588,200		12/13/2012

PRINT

Date	Time
12/10/20	20:33:33

LAST REV

Date	Time
11/01/18	16:23:57

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5712

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCK DENISE S-	70192-130		11/6/2017		880,000	No	No		
BLOCK DENISE S-	44282-72		12/13/2004	Family	1	No	No		
	15925-73		12/1/1984		188,500	No	No		Y

USER DEFINED

Prior Id # 1:	42714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1032	New Wind	10,000		7/30/2015			Install 12 replace
6/8/2011	558	Sun Room	44,000					REPL EXISTG SUNROO
4/23/2007	264	Manual	40,000	C		G8	GR FY08	replace deck and g
10/6/2004	979	Manual	4,644			G6	GR FY06	REPL SLIDG GLAS DO
3/9/2004	147	Redo Bat	27,681	C		G6	GR FY06	REPL SKYLTE, CSEMN
2/5/2002	81	Redo Kit	39,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2015	Permit Insp	PC	PHIL C
4/9/2009	Measured	372	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6220		Sq. Ft.	Site		0	70.	0.98	12									424,619						424,600	

Total AC/HA: 0.14279 | Total SF/SM: 6220 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,619 | Spl Credit | Total: 424,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34999990
Const Adj.:	1.34237993
Adj $ / SQ:	244.649
Other Features:	108500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657487
Depreciation:	122293
Depreciated Total:	535195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

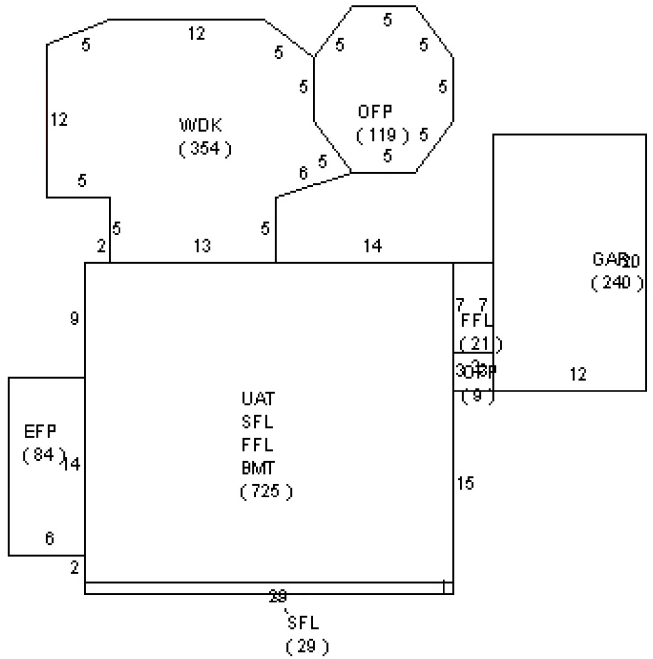
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	269.11
Special Features:	0	Val/Su Net:	166.63
Final Total:	535200	Val/Su SzAd	356.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	754	244.650	184,465
FFL	First Floor	746	244.650	182,508
BMT	Basement	725	92.480	67,046
WDK	Deck	354	11.850	4,194
GAR	Garage	240	34.120	8,189
UAT	Upper Attic	181	171.250	31,040
OFP	Open Porch	128	39.450	5,050
EFP	Enclos Porch	84	80.050	6,725
	Net Sketched Area:	3,212	Total:	489,217
Size Ad	1500	Gross Are	3756	FinArea 1971

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	